

**102 Wattle Avenue, Royal Park, SA, 5014**



**House For Sale**

Monday, 28 October 2024

102 Wattle Avenue, Royal Park, SA, 5014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Step Into Spacious, Stress-Free Living

Offering a perfect mix of modern updates and versatile spaces, designed to suit every lifestyle. Whether you're entertaining, working from home, or just relaxing, this home has something for everyone.

The heart of the home is the spacious open plan living, dining, and kitchen area, filled with natural light. The updated kitchen features an electric cooktop, pura tap, and ample storage space. High ceilings and timber floors create a warm, inviting atmosphere, while roller shutters provide privacy and peace of mind.

Step outside to the undercover verandah with café blinds, where year-round entertaining is a breeze. The detached studio/rumpus room is perfect for a creative retreat, home gym, or additional living space. The property is rounded out with an automatic lock-up garage and established gardens.

### Key Features:

- Spacious open plan living, dining, and kitchen
- Updated kitchen with electric cooktop and pura tap
- Master bedroom with ceiling fan for comfort
- Bedroom 2 with built-in robes, and a versatile third bedroom/study
- Outdoor verandah with café blinds
- Detached studio/rumpus room
- Laundry with a secondary WC
- Established gardens
- Automatic lock-up garage with internal access
- Split-system air conditioning
- 6.6kW solar panels + battery for energy efficiency

Nestled in a growing, sought-after suburb, this home is perfectly positioned just minutes from Westfield West Lakes for convenient shopping and dining. Plus, with the beach only 5 minutes away and proximity to quality schools and public transport, 102 Wattle Avenue offers everything you need for modern, convenient living.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

### Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322